

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Nashville-Davidson**

State: **TN**

PJ's Total HOME Allocation Received: **\$52,236,107**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	8			
Program Progress:							
% of Funds Committed	95.90 %	92.28 %	2	93.55 %	76	72	
% of Funds Disbursed	93.62 %	86.38 %	1	86.03 %	88	87	
Leveraging Ratio for Rental Activities	1.87	1.66	2	4.83	20	25	
% of Completed Rental Disbursements to All Rental Commitments***	80.32 %	77.37 %	6	81.34 %	27	25	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.21 %	77.32 %	4	70.65 %	61	60	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	48.93 %	64.61 %	7	81.57 %	2	4	
% of 0-30% AMI Renters to All Renters***	32.77 %	45.22 %	6	45.66 %	26	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	52.44 %	70.33 %	8	96.25 %	0	2	
Overall Ranking:			In State:	7 / 8	Nationally:	7 12	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,297	\$14,422		\$27,146	1,535 Units	42.10 %	
Homebuyer Unit	\$13,204	\$12,740		\$15,140	1,360 Units	37.30 %	
Homeowner-Rehab Unit	\$18,358	\$25,035		\$20,860	744 Units	20.40 %	
TBRA Unit	\$75	\$10,133		\$3,210	4 Units	0.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

3.2 %

1.2 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	35.6	25.5	24.7	0.0	Single/Non-Elderly:	62.6	28.5	13.7	0.0
Black/African American:	59.4	57.3	73.3	0.0	Elderly:	16.2	1.4	59.1	0.0
Asian:	0.1	0.6	0.1	0.0	Related/Single Parent:	13.6	38.7	13.8	0.0
American Indian/Alaska Native:	0.4	0.1	0.0	0.0	Related/Two Parent:	4.2	17.0	6.2	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0	Other:	2.8	4.0	4.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	3.2	0.0	0.0					
Asian/Pacific Islander:	0.1	0.1	0.1	0.0					
ETHNICITY:									
Hispanic	3.8	2.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.8	24.9	51.7	0.0	Section 8:	44.3	0.7 [#]		
2 Persons:	22.2	22.4	24.2	0.0	HOME TBRA:	0.2			
3 Persons:	17.3	20.3	9.9	0.0	Other:	8.5			
4 Persons:	9.3	13.9	6.7	0.0	No Assistance:	46.2			
5 Persons:	2.8	5.5	4.0	0.0					
6 Persons:	0.5	1.3	0.8	0.0					
7 Persons:	0.4	0.9	0.7	0.0					
8 or more Persons:	0.1	0.7	0.1	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				107

* The State average includes all local and the State PJs within that state

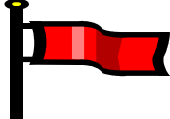
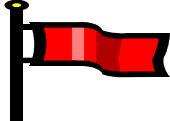
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 7
 (Percentile)
 State Rank: 7 / 8 PJs Overall Rank: 12
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	80.32	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	79.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	48.93	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	52.44	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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